



~~July 18, 2006 CPC~~
August 15, 2006 CPC

STAFF'S
REQUEST ANALYSIS
AND
RECOMMENDATION

06TS0361

Rockstone, LLC
(Roxshire PH II)

Midlothian Magisterial District
South line of Robious Road

REQUEST: Tentative Subdivision plat approval.

RECOMMENDATION

Staff recommends approval of this request subject to the following conditions and notes for the following reasons:

1. The tentative complies with the Subdivision Ordinance.
2. The applicant has offered a thirty (30) foot tree preservation strip to accommodate adjacent neighbor concerns regarding buffering to existing Roxshire development.

REQUIREMENTS:

1. Prior to approval of the Roxshire Phase 2 tentative, the developer will submit a letter of acknowledgement of the condition regarding masonry embellishments within the VDOT clear zone. This acknowledgement is the responsibility of the developer and not his representative as he is ultimately responsible for removal of headwalls in all new subdivisions should it become necessary. A draft of that letter is enclosed for your convenience. (EE)
2. Applicant shall submit a revised tentative showing the location of proposed sign easement. The easement shall be located at the edge of the tree preservation strip near the entrance to this development. (P)

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TENTATIVE CONDITIONS:

- A. Any timbering that is to occur as the first phase of infrastructure construction will be incorporated into the project's erosion-and-sediment control plan narrative and will not commence until the issuance of a land disturbance permit for subdivision construction and proper installation of erosion control measures. (EE)
- B. Achievement of adequate surface drainage on lots will be the responsibility of the subdivider. The sale of lots does not absolve the subdivider from this responsibility prior to State acceptance of the streets and for a period of one (1) year after the streets are taken into the State system. (EE)
- C. Anticipated problems in the existing adjacent downstream developments which in the opinion of the Environmental Engineering Department, are caused by increases in storm water runoff from the project shall be the responsibility of the subdivider. (EE)
- D. Unless otherwise approved by the Department of Environmental Engineering, the erosion sediment control narrative will call for the reconstruction of the existing rear yard swale in the easement along the rear of existing lots 4 through 9 in Roxshire Section 5 as the first step of project development. (EE)
- E. As directed by the Environmental Engineering Department, a berm/swale along the eastern property line of lot 1 which would direct water ultimately into the existing twenty-four (24) inch storm sewer shall be implemented. (EE)
- F. A storm water diversion design shall be implemented and placed into a drainage easement along the common side property line of lots 3 and 4 which will direct water into Auger Place. (EE)
- G. Drainage improvements which parallel the right of way of Robious Road shall be installed as necessary so as to keep all storm water from impervious portions of the Robious Road right of way from entering the project. (EE)
- H. This office may require redesign or modifications to the proposed sewer layout, as shown on the tentative plan, once the field work and final design has been completed by the engineer and shown on initial construction plan submittal for review and approval. (U)
- I. It is the subdivider's responsibility to make certain that the proposed project, and the pressure zone the project is located within, complies with the Chesterfield County Fire Department's required fire flow of 1000 gpm at twenty (20) psi residual. (U)

- J. Approval of the tentative subdivision is not an approval of the water and/or sewer layout as shown on the subdivider's tentative subdivision plat. The review of the tentative water and/or sewer layout is being performed to identify any potential controversial problems. The subdivider understands that as the final details of the proposed development are reviewed, the Utilities Department may require changes to the original layout as deemed in the best interest of the County, which ultimately benefits the Department's customers as users of the public water/sewer systems. (U)
- K. Hydrant locations shown on the tentative plan may not be in an acceptable location. Hydrant locations will be evaluated at the time of construction plan review. (F)
- L. The final check and record plats shall note the location of all tree preservation areas and bear a note stating, "No clearing is permitted within the limits of the tree preservation strip. No structures of any kind shall be permitted inside tree preservation strip." (P)
- M. All tree preservation strips are inclusive of required yards, except that the required side yard setbacks along the tree preservation strip for lots 1 and 8 on the approved tentative shall be a minimum ten (10) feet measured from the lot interior edges of the tree preservation strip. (P)
- N. Each property owner shall receive written notice of the existence of the tree preservation strip on each respective property at the time of sale. The written notice shall at a minimum contain the following: "No clearing is permitted within the limits of the tree preservation strip. No structures of any kind shall be permitted inside tree preservation strip." (P)
- O. Prior to the submittal of final check plats, the tree preservation strips shall be flagged and Planning shall be notified to inspect the tree preservation areas. No additional planting shall be required within the tree preservation strips unless evidence of clearing within the boundaries of these areas is evident. In which case, a landscape plan detailing additional plantings, and a bond to guarantee the plantings, shall be provided to, and approved by Planning, before recordation of any portion of this development. (P)
- P. All improvements to existing transportation facilities required as a result of the impact of this project shall be the responsibility of the developer. Approval of detailed construction plans is a prerequisite to issuance of a land use permit allowing access onto and construction within state maintained rights of way. It should be noted that plan approval at this time does not preclude the imposition of additional requirements at construction plan review. (VDOT)

- Q. All right of way widths as shown are preliminary and should be so noted. Actual widths shall be determined by roadway design as stipulated in Appendix B of the 2005 Subdivision Street Requirements (SSR). (VDOT)
- R. The design of any/all proposed landscape embellishments (i.e. landscaping, hardscaping, signage, lighting, irrigation, fencing, etc.) to be installed within state maintained rights of way must be submitted to VDOT for review in conjunction with the initial submittal of road construction plans. VDOT approval of said plan shall be granted prior to installation. Failure to comply with these requirements may result in the removal of said embellishments prior to state acceptance. (VDOT)
- S. All roads to be designed and constructed per current VDOT standards and specifications. (VDOT)
- T. The construction of transportation improvements on roadways which are defined as arterials or collectors in Chesterfield County's "Thoroughfare Plan", and all internal roads requires the implementation of a comprehensive inspection program to insure compliance with VDOT standards and specifications. Inspection services shall be provided utilizing one (1) of the following options:
- a. The applicant may retain the services of a licensed geotechnical engineer to perform the required inspection and testing, or,
 - b. The applicant shall request that VDOT provide inspection services through the establishment of an accounts receivable with the contractor responsible for providing all required material testing. (VDOT)

Either option A or B may be used for each category of road at the preference of the developer. (VDOT)

- U. The design of private entrance access along curb and gutter streets shall be in accordance with Appendix B of the 2005 SSR. (VDOT)
- V. The design and construction of any pedestrian facilities for the proposed VDOT maintenance shall be in accordance with Appendix B of the 2005 SSR. (VDOT)

GENERAL INFORMATION

Applicant/Owner:

Rockstone, LLC

Location:

Fronting approximately 252 feet on the south line of Robious Road, approximately 300 feet east of the corner of Spring Rock Road. Tax ID 735-716-6150 and 8642 (Sheet 2).

Existing Zoning and Land Use:

R-40 – Single family residential; Residence

Size:

8.44 acres

Adjacent Zoning and Land Use:

North - R-40 Robious Road; Single family residential
South - R-15; Single family residential
East - R-15; Single family residential
West - R-40; Single family residential

BACKGROUND

In accordance with the Chesterfield County Subdivision Ordinance Section 17-32 (1) a. 1. (iii), the Director of Planning has referred this tentative subdivision plat to the Planning Commission for review. Section 17-32 (1) a. 1. (iii) states that the Director of Planning shall:

Refer the plat to the planning commission for review, if the director receives written request from an adjacent property owner or property owner directly across the street from the property or an adjacent property owner within 15 calendar days of the date of the sign posting and such request relates to the proposed location of streets, water, wastewater, stormwater conveyance systems, and stormwater facilities or to the implementation of conditions of zoning required to be complied with at time of tentative plat approval.

Concerns from adjacent property owners include: impacts of drainage on adjacent properties, impacts on existing traffic within existing Roxshire development from Auger Lane, and buffering between the proposed and the existing Roxshire developments.

Staff acknowledges that the proposed development consisting of eight (8) lots on 8.44 acres complies with the County Code, does adequately address drainage impacts, and additionally offers buffering to adjacent development through the provision of a tree preservation strip.

The recommended conditions address the issues of erosion by providing for the improvement of existing drainage adjacent to this proposed development.

CONCLUSIONS

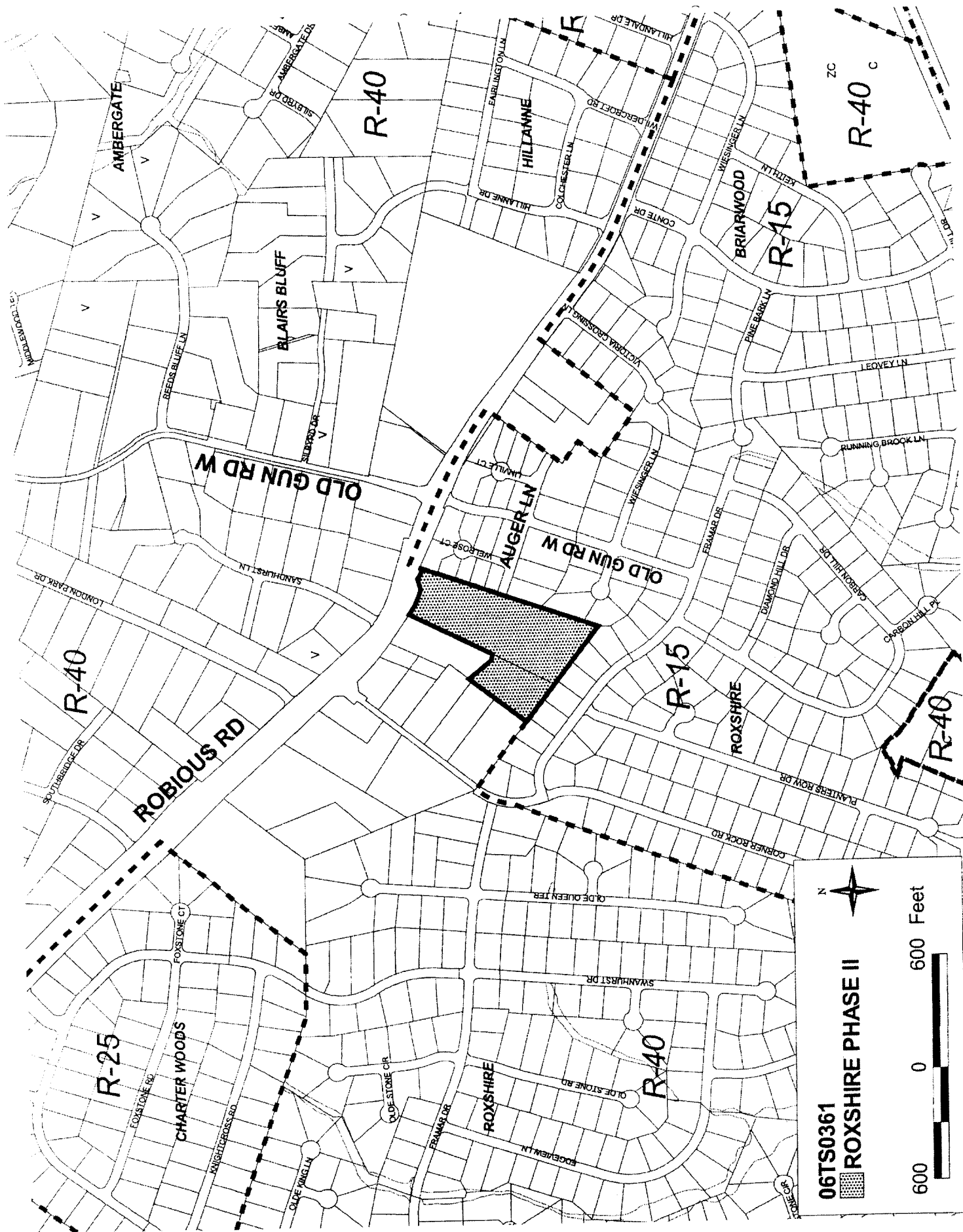
The subject property has been zoned R-40 single family residential since the 1960's and there are no proffered conditions guiding the future development. A community meeting was held on June 21, 2006 and was attended by residents, the project engineer, the Midlothian Commissioner and Planning and Environmental Engineering Department staff. In order to address neighborhood concerns of poor drainage and existing flooding conditions experienced by adjacent residents in the Roxshire neighborhood, the applicant proposes to make improvements to an existing drainage easement located along the southern edge of the proposed development. Improvements to the drainage will include: clearing of existing overgrown vegetation, which has accrued as a result of years without maintenance, redesign of the slope walls of the drainage ditch and removal of landscape timbers, a swing set and other landscaping features currently located within the limits of the drainage easement. All of which are impeding the capacity and the ability of the drainage to function adequately. Additionally, neighbors raised concerns regarding the unnecessary removal of trees to accommodate this development. Although there are no Ordinance requirements to provide buffers between single-family residential uses, the applicant has agreed to provide a tree preservation strip along the eastern and southern boundaries of this development. The tree preservation strip will not be cleared during the development of this project and will exist in its natural state at all times. Future owners of lots in this development will be informed that they cannot clear within the tree preservation strip except for pruning and/or removal of dead branches and trees.

This tentative complies with all aspects of the Subdivision Ordinance Staff recommends approval subject to the implementation of the items contained in the requirements and tentative conditions sections of this report.

CASE HISTORY

Planning Commission Meeting (7/18/06)

At the Planning Commission's request, this case was deferred to the August 15, 2006, public hearing.



06TS0361

 ROXSHIRE PHASE II



600 0 600 Feet